

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Tulsa State: OK

PJ's Total HOME Allocation Received: \$33,405,041 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	<div>5</div>		
<u>Program Progress:</u>							
% of Funds Committed	<div>89.21</div> %	<div>90.36</div> %	<div>4</div>	<div>94.94</div> %	<div>11</div>		<div>13</div>
% of Funds Disbursed	<div>83.80</div> %	<div>85.81</div> %	<div>4</div>	<div>84.35</div> %	<div>30</div>		<div>35</div>
Leveraging Ratio for Rental Activities	<div>0</div>	<div>2.33</div>	<div>4</div>	<div>4.59</div>	<div>0</div>		<div>0</div>
% of Completed Rental Disbursements to All Rental Commitments***	<div>14.45</div> %	<div>72.10</div> %	<div>5</div>	<div>81.38</div> %	<div>2</div>		<div>1</div>
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>16.63</div> %	<div>44.95</div> %	<div>5</div>	<div>68.05</div> %	<div>2</div>		<div>3</div>
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	<div>20.00</div> %	<div>72.05</div> %	<div>5</div>	<div>79.65</div> %	<div>1</div>		<div>1</div>
% of 0-30% AMI Renters to All Renters***	<div>6.00</div> %	<div>43.96</div> %	<div>5</div>	<div>44.76</div> %	<div>1</div>		<div>2</div>
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	<div>54.00</div> %	<div>96.53</div> %	<div>5</div>	<div>94.31</div> %	<div>2</div>		<div>2</div>
<u>Overall Ranking:</u>			In State:	<div>5</div> / <div>5</div>	Nationally:	<div>1</div>	<div>4</div>
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	<div>\$13,165</div>	<div>\$22,930</div>		<div>\$25,245</div>	<div>50</div> Units		<div>2.60</div> %
Homebuyer Unit	<div>\$4,434</div>	<div>\$7,599</div>		<div>\$14,395</div>	<div>1,214</div> Units		<div>64.30</div> %
Homeowner-Rehab Unit	<div>\$19,029</div>	<div>\$23,917</div>		<div>\$20,186</div>	<div>394</div> Units		<div>20.90</div> %
TBRA Unit	<div>\$7,486</div>	<div>\$6,491</div>		<div>\$3,142</div>	<div>230</div> Units		<div>12.20</div> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tulsa OK

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$11,665	\$84,339	\$18,919
State:*	\$65,788	\$56,587	\$27,031
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 4.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	70.4	28.7	13.8	42.2
Black/African American:	14.8	28.0	82.8	51.7
Asian:	0.0	0.4	0.0	0.0
American Indian/Alaska Native:	11.1	2.9	1.6	3.5
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.6	0.0	1.3

ETHNICITY:

Hispanic	3.7	38.8	1.8	1.3
----------	---	--	---	---

HOUSEHOLD SIZE:

1 Person:	29.6	18.6	56.9	7.8
2 Persons:	40.7	18.3	23.5	20.0
3 Persons:	25.9	23.6	8.1	32.6
4 Persons:	0.0	21.7	5.0	17.0
5 Persons:	3.7	12.8	5.2	13.0
6 Persons:	0.0	2.8	1.0	5.7
7 Persons:	0.0	1.0	0.3	2.2
8 or more Persons:	0.0	1.1	0.0	1.7

HOUSEHOLD TYPE:

Single/Non-Elderly:	29.6	19.9	47.8	23.0
Elderly:	7.4	2.0	35.8	5.7
Related/Single Parent:	44.4	30.1	9.4	60.0
Related/Two Parent:	11.1	42.2	4.7	7.8
Other:	7.4	5.9	2.3	3.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	14.8	0.4 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	85.2	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tulsa

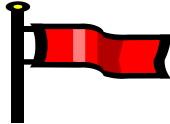
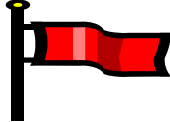
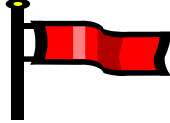
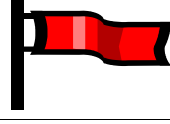
State: OK

Group Rank: 1
(Percentile)

State Rank: 5 / 5 PJs

Overall Rank: 4
(Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	14.45	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	16.63	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	20	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	54	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.42	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

